

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 4, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-04-58** Application of **Santiago Mendez** for a variance to reduce the half-depth front yard setback from the required 17 ½ feet to 7 feet, 6 inches, to allow for an addition to a single-family, detached house. Property is located at **1282 DRUID PLACE, N.E. (a.k.a. 1282-1284 DRUID PLACE, N.E.)**, and fronts 60 feet on the north side of Druid Place, beginning at the northeast corner of Druid Place and Candler Street. Zoned R-4 (Single-Family Residential) District. Land Lot 240 of the 15th District, DeKalb County, Georgia.
Owner: Shawn Pursell
Council District 6, NPU-N
- V-04-96** Application of **Adam Maloney** for variances from the zoning regulations to 1) reduce the side yard setback from the required 7 feet to 18 inches, and 2) reduce the rear yard setback from 10 feet to 18 inches, to allow for the construction of a one story, detached garage. Property is located at **1287 MCLENDON AVENUE, N.E.**, and fronts 45 feet on the south side of McLendon Avenue, beginning at the southeast corner of McLendon Avenue and Candler Street. Zoned R-4 (Single-Family Residential) District. Land Lot 209 of the 15th District, DeKalb County, Georgia.
Owner: Adam Maloney
Council District 6, NPU-N
- V-04-104** Application of **Ellen Wilburn** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 8 feet, 2) reduce the rear yard setback from the required 15 feet to 3 feet, 3) a variance to increase the lot coverage from the maximum allowed of 50% to 53.8%, and 4) a variance to allow a gravel driveway where a paved driveway would otherwise be required, for a room addition to a single-family, detached house and a gravel driveway. Property is located at **118 Martin Avenue, S.E.**, and fronts 48.41 feet on the north side of Martin Avenue, beginning 137 feet east of the northeast corner of Martin Avenue and Jonesboro Road. Zoned R-4A (Single-Family Residential) District. Land Lot 56 of the 14th District, Fulton County, Georgia.
Owner: Ellen Wilburn
Council District 1, NPU-Y
- V-04-105** Appeal of **Midtown TSO, LLC** of a decision of an Administrative Official (i.e., a staff person) of the Bureau of Buildings to issue a citation calling for removal of an asphalt parking lot in an R-4 district rezoning of the property is pending. Property is located at **52 SEVENTEENTH STREET**, and fronts 50 feet on the north side of Seventeenth Street, beginning 190 feet east of the northeast corner of Seventeenth Street and Peachtree Street. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: Midtown TSO, LLC
Council District 6, NPU-E

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- V-04-106** Application of **Chris Murphy** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 4 feet, to allow for a room addition to an existing legal, non-conforming duplex that will be converted into a single-family house. Property is located at **1152 DELAWARE AVENUE, S.E.**, and fronts 49 feet on the north side of Delaware Street, beginning 150 feet east of the northeast corner of Delaware Avenue and Woodland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 11 of the 14th District, Fulton County, Georgia.
Owners: Chris Murphy and Colleen Blanchard
Council District 1, NPU-W
- V-04-107** Application of **Vadim Zaitsev** for variances from the zoning regulations to 1) reduce the required front yard setback from the required 30 feet to 15 feet, 2) reduce the east side yard setback from 7 feet to 3 feet, and 3) reduce the west side yard setback from 7 feet to 3 feet, for construction of a new, single-family, detached house. Property is located at **401 RICHARDS STREET, N.W.**, and fronts 20 feet on the north side of Richards Street, beginning 80 feet east of the northeast corner of Richards Street and Tumlin Street. Zoned SPI-8/R-5 (Home Park Special Public Interest District /Two-Family Residential) District. Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Earth Wise Properties, LLC
Council District 8, NPU-E
- V-04-108** Application of **Mark & Georgia Schultz** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 3 feet, for an addition to a single-family, detached house. Property is located at **560 Cresthill Avenue, N.E.**, and fronts 50 feet on the north side of Cresthill Avenue, beginning 360 feet west of the northwest corner of Cresthill Avenue and Monroe Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 54 of the 17th District, Fulton County, Georgia.
Owners: Mark & Georgia Schultz
Council District 6, NPU-F
- V-04-109** Application of **Vernon Raven** for a special exception to move a legally nonconforming use (i.e., auto repair) to another location on the same lot. Property is located at **3773 Campbellton Road, S.W.**, and fronts 174.09 feet on the north side of Campbellton Road, beginning 124.56 feet west of the northwest corner of Campbellton Road and Fairburn Road. Zoned C-1 (Community Business) District. Land Lot 6 of the 14FF District, Fulton County, Georgia.
Owner: Vernon Raven
Council District 11, NPU-P

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- V-04-110** Application of **David Fowler** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 47 feet, and 2) reduce the side yard setback from the required 10 feet to 7 feet, to allow for an addition to a single-family, detached house. Property is located at **311 ROBIN HOOD ROAD, N.E.**, and fronts 100 feet on the east side of Robin Hood Road, beginning 100 feet north of the northeast corner of Robin Hood Road and Lionel Lane. Zoned R-3 (Single-Family Residential) District. Land Lot 104 of the 17th District, Fulton County, Georgia.
Owner: Steve Maloof
Council District 7, NPU-E
- V-04-111** Application of **Mark Root** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 0 feet, and 2) reduce the rear yard setback from the required 15 feet to 0 feet, for construction of a detached garage. Property is located at **1598 W. SUSSEX ROAD, N.E.**, and fronts 184.5 feet on the west side of W. Sussex Road, beginning at the southwest corner of West Sussex Road and Plymouth Road. Zoned R-4 (Single-Family Residential) District. Land Lot 3 of the 17th District, Fulton County, Georgia.
Owner: Morningside Development Partners, LLC
Council District 6, NPU-F
- V-04-112** Application of **Tucker Alford** for a variance from the zoning regulations to reduce the south side yard setback from the required 15 feet to 4 feet, for construction of a single-family, detached house. Property is located at **2615 RIVERS ROAD, N.W.**, and fronts 103.3 feet on the east side of Rivers Road, beginning 352.7 feet north of the northeast corner of Rivers Road and Muscogee Avenue. Zoned R-2A (Single-Family Residential) District. Land Lot 112 of the 17th District, Fulton County, Georgia.
Owner: Rivers Road Investors, LLC
Council District 8, NPU-B
- V-04-113** Application of **Heather Holder** for a variance from the zoning regulations to reduce the east side yard setbacks from the required 10 feet to 2.5 feet, for an addition to a single-family, detached house. Property is located at **810 WOODLEY DRIVE, N.W.**, and fronts 76 feet on the south side of Woodley Drive, beginning 350 feet east of the southeast corner of Woodley Drive and Longwood Court. Zoned R-3 (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County, Georgia.
Owner: Heather Holder
Council District 8, NPU-V

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- V-04-114** Application of **Tim Adams** for a variance from the zoning regulations to reduce the front yard setbacks from the required 60 feet to 12 feet, for construction of an addition to a single-family, detached house and an attached garage. Property is located at **4350 HARRIS VALLEY ROAD, N.W.**, and fronts 421.64 feet on the west side of Harris Valley Road, beginning 1,262.1 feet southeast of the southeast corner of Harris Valley Road and Harris Trail. Zoned R-1 (Single-Family Residential District. Land Lot 201 of the 17th District, Fulton County, Georgia.
Owner: Tim Adams
Council District 8, NPU-A

DEFERRED CASES

- V-03-125** Application of **Sam Wilburn** for 1) a special exception to reduce the on-site parking from the required 278 spaces to 100 spaces, and 2) a variance to reduce the half-depth front yard setback from the required 20 feet to 0 feet, to allow for construction of a new, mixed-use development with restaurant, retail, and self-storage land uses. Property is located at **166 16TH STREET, N.W.**, and fronts 130.9 feet on the south side of 16th Street, beginning at the southeast corner of 16th Street and Fowler Street. Zoned I-1 (Light Industrial) District. Land Lot 108 of the 17th District, Fulton County, Georgia.
Owner: The Coca-Cola Bottlers' Association
Council District 2, NPU-E
- V-03-367** Application of **Tracy Dean** for a special exception from the zoning regulations to allow for construction of a 6-foot high fence gate with 6-foot, 6-inch brick columns, in the front yard setback where up to a 4-foot high fence is otherwise allowed. Property is located at **2859 HOWELL MILL ROAD, N.W.**, and fronts 100 feet on the northeast side of Howell Mill Road, beginning 1,873 feet from the southeast corner of Howell Mill Road and Moores Mill Road. Zoned R-3 (Single-Family Residential) District. Land Lot 183 of the 17th District, Fulton County, Georgia.
Owner: Tracy Dean
Council District 8, NPU-C
- V-03-399** Application of **Jonathan Elmore** for a special exception for a 7-foot high "privacy fence" (i.e., a wall) in the required yard setbacks, where up to a 6-foot fence or wall is otherwise allowed. Property is located at **784 HAROLD STREET, N.E.**, and fronts 50 feet on the north side of Harold Street, beginning 123 feet from the northeast corner of Harold Street and Pearl Street. Zoned R-5 (Two-Family Residential) District. Land Lot 20 of the 14th District, Fulton County, Georgia.
Owner: Christine McKenna
Council District 5, NPU-N

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- V-04-28** Application of **Center Hill Baptist Church** for a variance from the zoning regulations to reduce the distance from the property line from the required 30 feet to 6 feet. Property is located at **1302 NORTHWEST DRIVE, N.W.**, and fronts 80 feet on the west side of Northwest Drive, beginning 1,216 feet south of the intersection of Northwest Drive and the extension of Proctor Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 258 of the 17th District, Fulton County, Georgia.
Owner: Center Hill Baptist Church
Council District 9, NPU-G
- V-04-31** Application of **Brendan Walsh** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 10 feet, 2) reduce the half-depth front yard setback from the required 10 feet to 9 feet, 3) reduce the west side yard setback from the required 5 feet to 0 feet, and 4) increase the paved area of a required yard (i.e., the front yard) above the maximum allowed of 30%, for construction of a new, single-family, detached house. Property is located at **95 BILL LUCAS DRIVE, S.E., (a.k.a. 95 Love Street)**, and fronts 35 feet on the south side of Bill Lucas Drive, beginning at the southeast corner of Bill Lucas Drive and Terry Street. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14th District.
Owner: DeLand Development Corp.
Council District 2, NPU-V
- V-04-32** Application of **Brendan Walsh** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 10 feet, 2) reduce the east side yard setback from the required 5 feet to 2 feet, and 3) increase the paved area of a required yard (i.e., the front yard) above the maximum allowed of 30%, for construction of a new, single-family, detached house. Property is located at **97 BILL LUCAS DRIVE, S.E., (a.k.a. 97 Love Street)**, and fronts 35 feet on the south side of Bill Lucas Drive, beginning 35 feet east of the southeast corner of Bill Lucas Drive and Terry Street. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14th District.
Owner: DeLand Development Corp.
Council District 2, NPU-V
- V-04-62** Application of **Odis Miller** for 1) a special exception from the zoning regulations for a pool in a yard adjacent to a street, and variances from the zoning regulations to 2) reduce the half-depth front yard setback from the required 17 ½ feet to 12 feet and 3) reduce the side yard setback from the required 7 feet to 1.5 feet, for pool equipment, and 4) allow for wooden wall with brick columns, at a maximum height of 6 ½ feet above grade, in the half-depth front yard setback. Property is located at **67 The Prado, N.E.**, and fronts 70 feet on the northeast side of The Prado, beginning at the northeast corner of The Prado and Westminster. Zoned R-4 (Single-Family Residential) District. Land Lot 55 of the 17th District, Fulton County, Georgia.
Owner: Christina White
Council District 6, NPU-E

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- V-04-81** Application of **Ross Hostetter** for a variance from the zoning regulations to reduce the south side yard setback from the required 10 feet to 4.8 feet, for an addition to a single-family, detached house. Property is located at **2187 BROOKVIEW DRIVE, N.E.**, and fronts 70 feet on the east side of Brookview Drive, beginning 190.4 feet north of the northwest corner of Brookview Drive and Glenbrook Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Greer Hostetter
Council District 8, NPU-C